



## HANOVER R.S. CONSTRUCTION LLC

March 7, 2023

### **Hanover 4<sup>th</sup> & Colorado** **Preservation and Protection Plan for Existing 4th Street Façade**

#### Project Details:

- Location: 318 Colorado Street, Austin, TX
- Owner: Hanover Company
- Architect of Record: Solomon Cordwell Buenz
- Structural Engineer of Record: VSMsq Structural Engineers, LLC
- General Contractor: Hanover R.S. Construction LLC

#### Overview:

- The following plan provides details to protect and preserve a portion of the existing façade along 4<sup>th</sup> Street which will be incorporated into the building design and future structure. This document also includes additional context relative to the project team and their experience associated with integrating existing facades and elements into new construction.

#### Temporary Support and Protection Means & Methods:

- Temporary Wall Support: A system of temporary steel columns and horizontal beams will be installed on the back side of the wall for support and to allow the façade to be freestanding during demolition of the remaining structure and throughout construction. The temporary structural support system will consist of the following:
  - A series of vertical wide-flange columns are embedded into below grade concrete piers and cantilever up from the ground. These wide-flange columns will be spaced at 6' to 12' parallel to the façade wall and 5' to 7' behind the wall. These new columns will provide support to the top of the wall once the existing roof is removed to allow the façade to be freestanding.
  - A horizontal channel will be carefully attached to both sides of the wall near the roof line to provide lateral support to the façade wall. This lateral support will supplement the support the façade wall currently receives from the existing building roof.
  - The horizontal channel will be tied back to the cantilevered vertical wide-flange columns behind the wall with two angles to receive lateral support.
  - At this point, the wall has a secondary support system, and the remainder of the existing buildings can be demolished while allowing the existing façade wall to remain in place once protection has been installed (see below).
- Protection Plan: The front of the existing façade will be covered and concealed with 2" rigid insulation board and then ¾" wood structural panel (WSP) sheathing to protect it during



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construction activities.

- Incorporation into Future Structure:
  - Once the new building is constructed, structural elements of the new building will be designed to connect to the top of the existing façade wall. This will provide the lateral support that the existing façade needs in perpetuity. Once the future connections are made to the existing wall and have been inspected by the Structural Engineer, the temporary support system noted above will be removed while the protection remains in place through remaining construction activities.
  - Any existing foundations and vertical support integral to the wall required to maintain structural integrity shall remain and will not be disturbed. Analysis of the existing wall structure and incorporation of the future support will be managed and engineered by the Structural Engineer.
- *\*For reference: Attached are preliminary design documents for the temporary support and protection.*

### Quality Control:

- Existing Survey: For record purposes, a survey has been completed of the existing building façade inclusive of photographic and dimensional representation (CAD Files) of existing conditions.
- Observations:
  - Installation of temporary and future support systems for the wall will be observed and inspected by the Structural Engineer.
  - During Construction, periodic observations will be completed by both the General Contractor and Structural Engineer of Record to ensure integrity of the support system and wall.
- The Contractor and team will take extreme precaution with construction activities adjacent to the wall and will take care in the selection and operation of any equipment related to these activities.
- On-Going Maintenance & Repairs: As required during Construction, on-going maintenance and repairs will be completed to the temporary protection to help ensure preservation of the façade assembly.

### Related Experience:

- Summary: The General Contractor, Structural Engineer, and Architect all have experience with temporary support of existing facades and/or reclamation of existing brick/masonry work for re-installation has been completed in Cities such as San Francisco, Los Angeles & Austin. The following projects have utilized similar approach of preservation in which both the Contractor and Engineer have successfully executed:
  - Hanover SOMA West (1140 Harrison Street, San Francisco, CA 94103) – *See Photos.*
    - This project involved protecting existing walls in place throughout construction



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for integration into the new building façade.

- Hanover 1000 Grand (1000 S. Grand Ave, Los Angeles, CA 90015) – *See Photos.*
  - This project involved the reclamation of the previous building's existing brick for re-installation and integration into the new building façade.
- Hanover Brazos Street (215 Brazos St, Austin, TX 78701) – *See Photos.*
  - This project involved the reclamation of the previous building's existing brick for re-installation and integration into the new building façade.

SOLOMON CORDWELL BUENZ

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# 318 Colorado | Historic Commission

HANOVER COMPANY  
03 - 08 - 2023





## ABOUT HANOVER COMPANY

Hanover Company, located in Houston, Texas, stands among the most active private real estate companies in the United States, specializing in the acquisition, development, and management of high quality multi-family residential properties nationwide. With over three decades of experience,

Hanover is a vertically integrated company with acquisitions, development, construction, property management and asset management departments strategically focused on garden-style, mixed-use, high-density wood frame and high-rise projects.

To date, Hanover's award-winning project mix totals nearly 56,000 units across the country and more than \$12.0 billion

in project costs. U.S. markets include Atlanta, Austin, Baltimore, Boston, Charlotte, Dallas, Denver, Houston, Los Angeles, Orlando, Philadelphia, Phoenix, San Diego, San Francisco, and Washington, D.C.

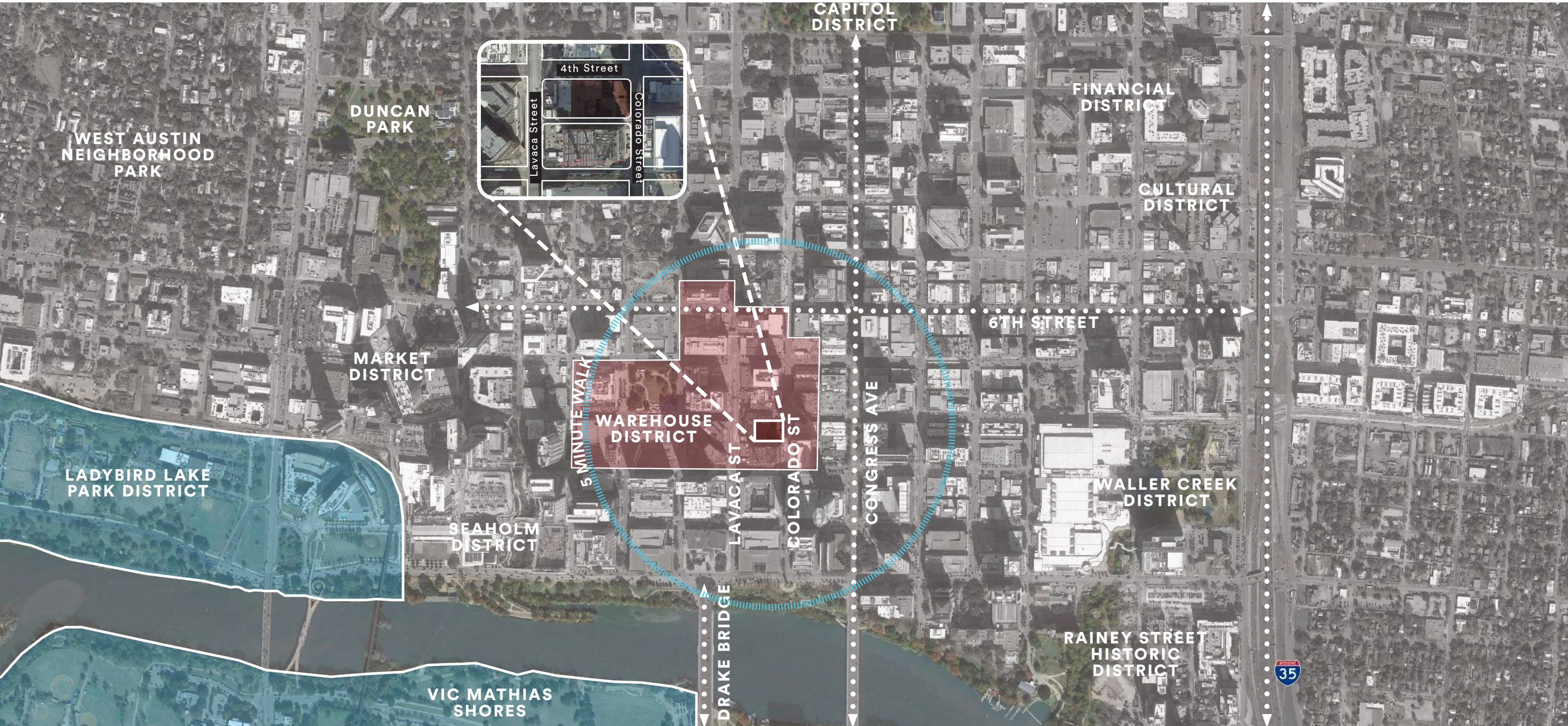
Hanover previously developed Ashton and Northshore in downtown Austin.





# Austin

## Downtown



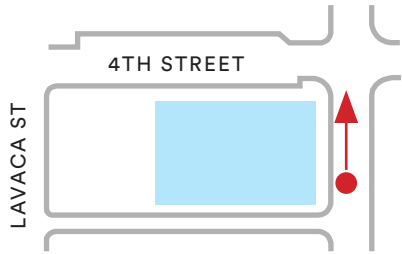


# 4th & Colorado Street

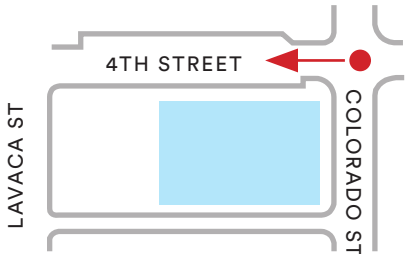
Existing Conditions



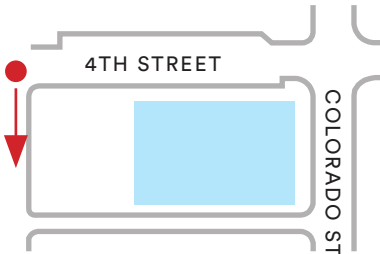
LOOKING NORTH AT COLORADO STREET



LOOKING EAST AT 4TH STREET



LOOKING SOUTH AT LAVACA STREET







NEON GROTTTO



OILCAN HARRY'S



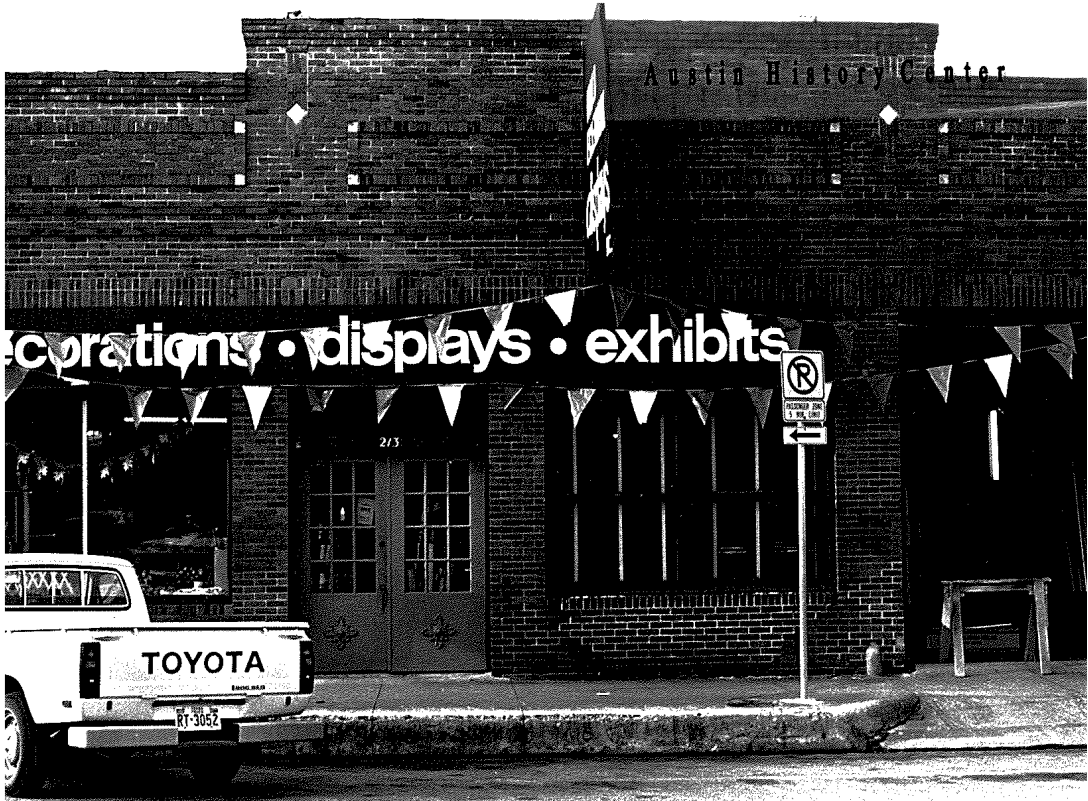
SELLERS UNDERGROUND



201 - 207 W. 4<sup>th</sup>



211 W. 4<sup>th</sup> Street



213 W. 4<sup>th</sup> Street



PRESERVATION EXPERIENCE



HERITAGE FACADE



SOMA FACADE PRESERVATION



LEGACY FACADE PRESERVATION







EXISTING 4TH STREET



PROPOSED 4TH STREET

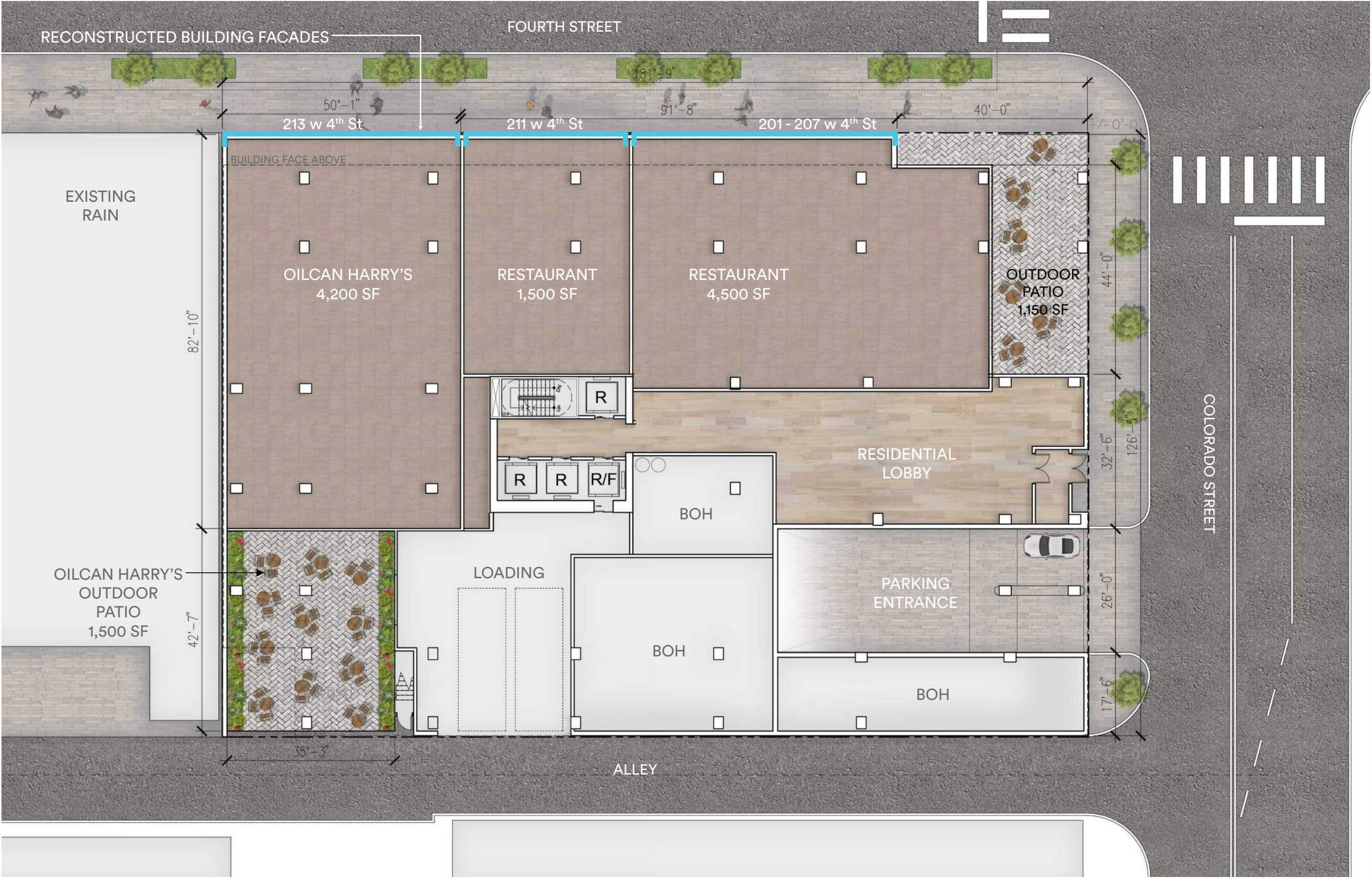




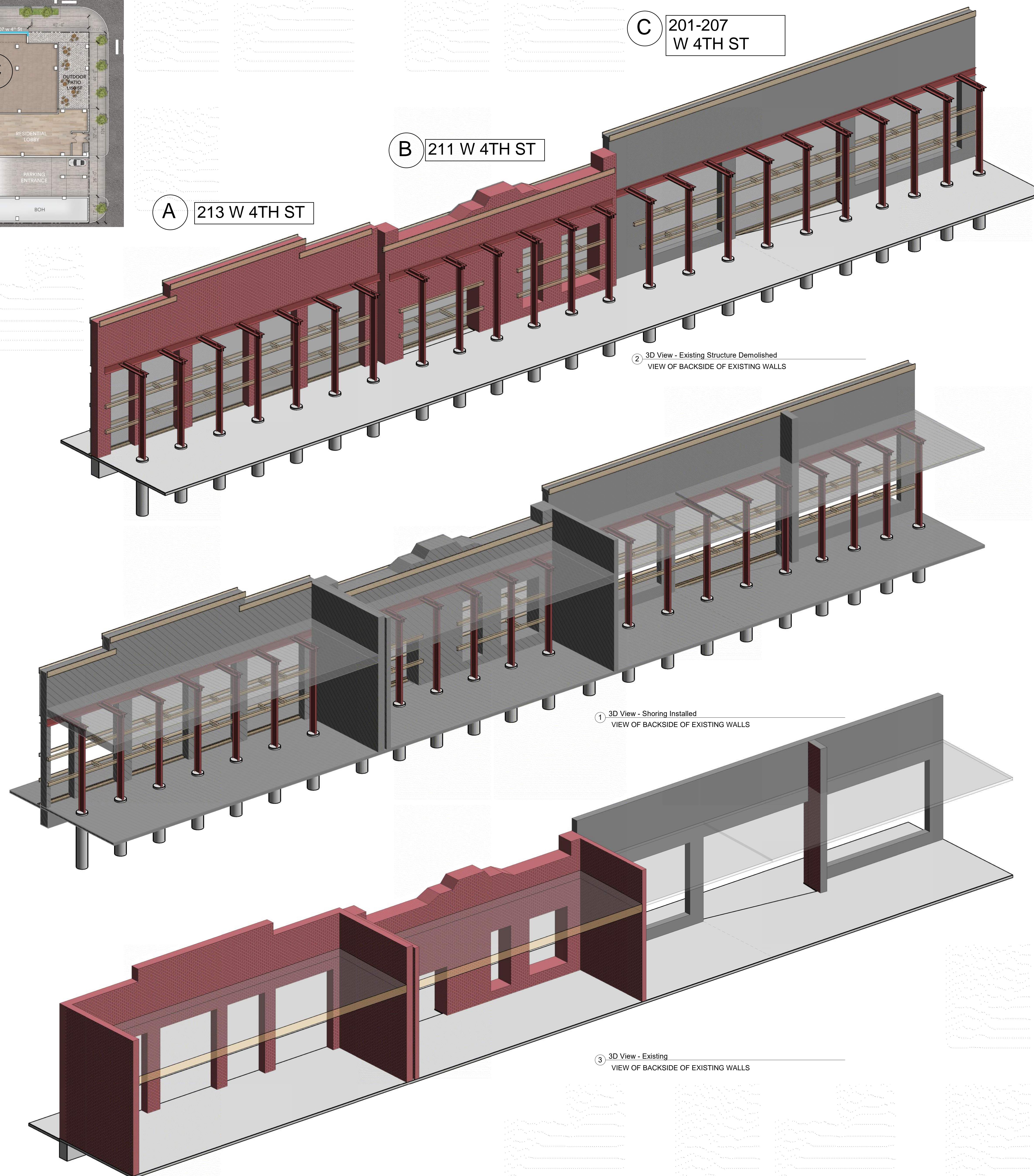
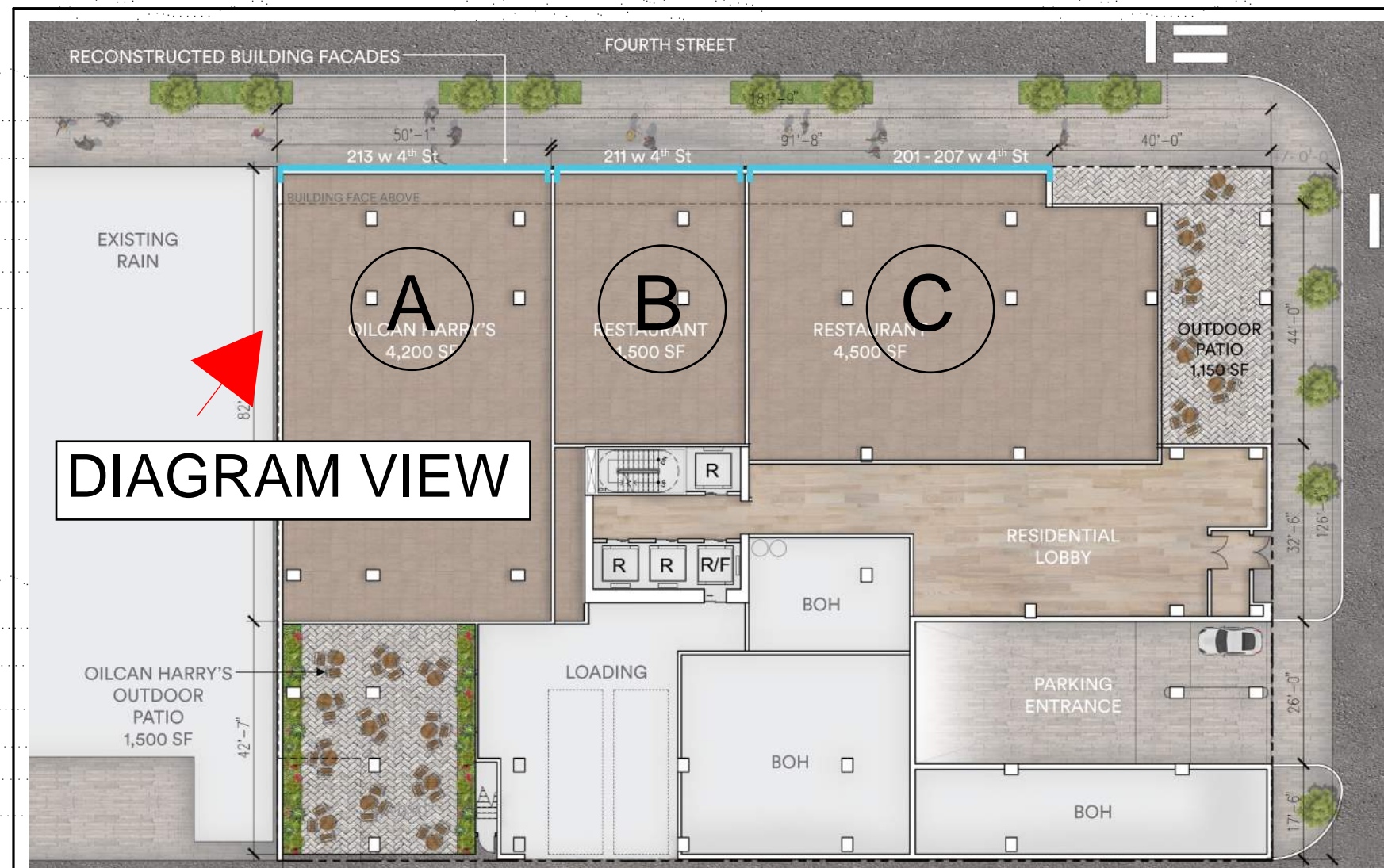












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4TH AND  
COLORADO

### 3D Views - Existing Facade Protection

Project Number	2203
Date	Issue Date
Drawn By	Author
Checked By	Checker

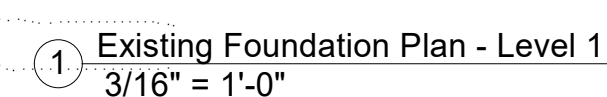
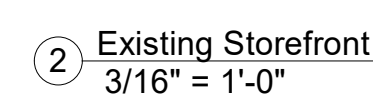
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Scale







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4TH AND  
COLORADO

Scale  $3/16" = 1'-0"$





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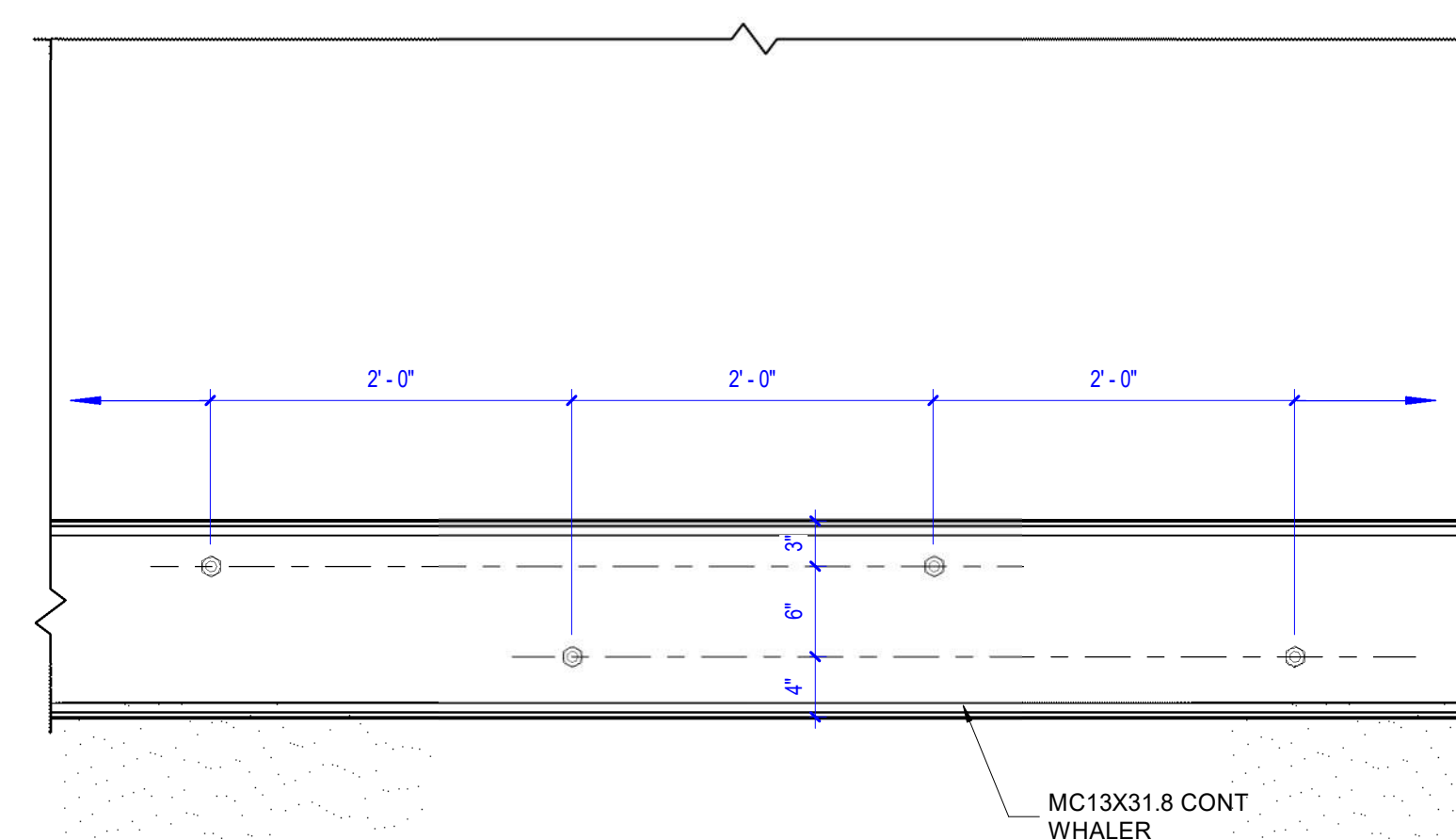
# 4TH AND COLORADO

## Existing Facade Shoring Details

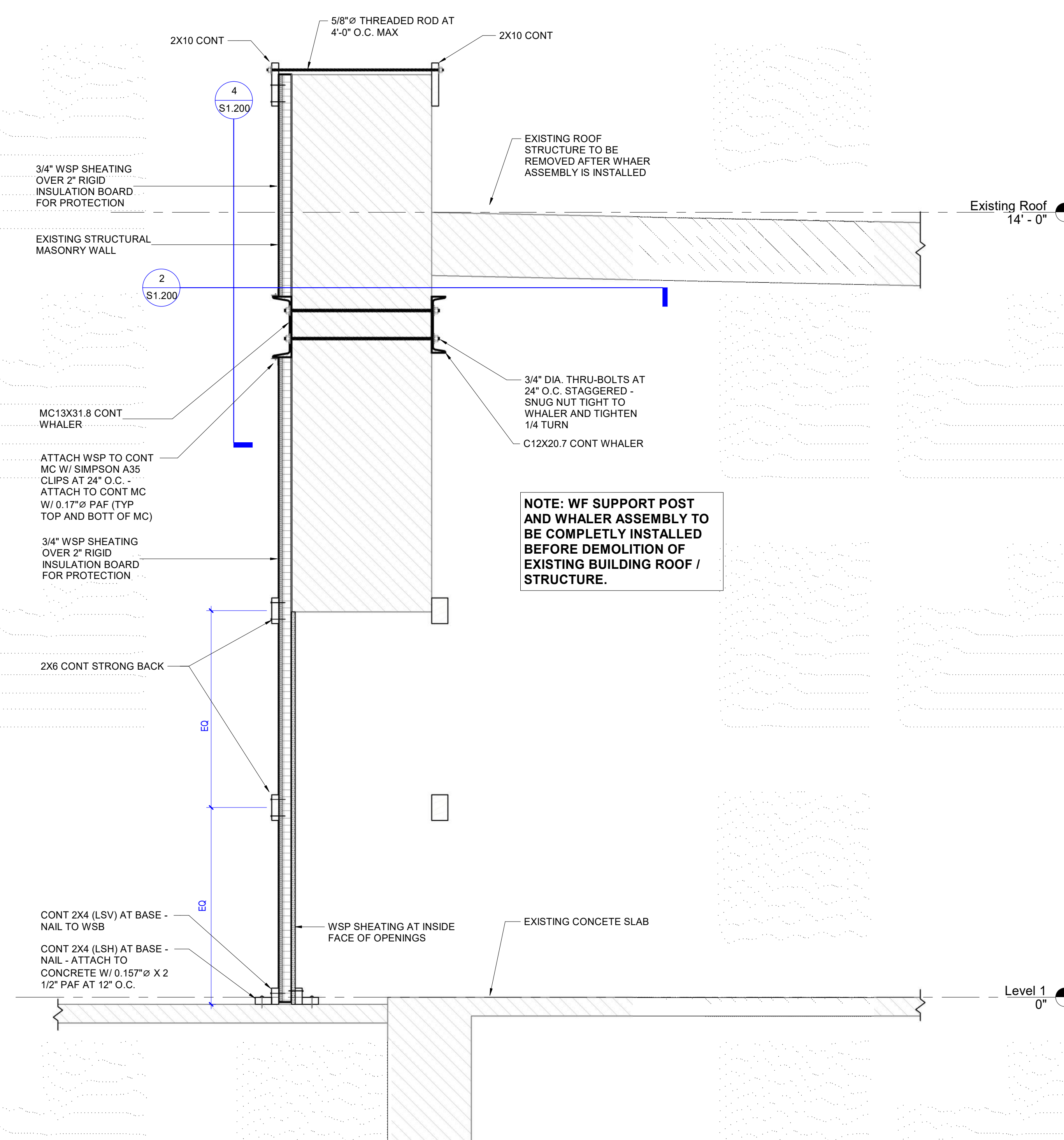
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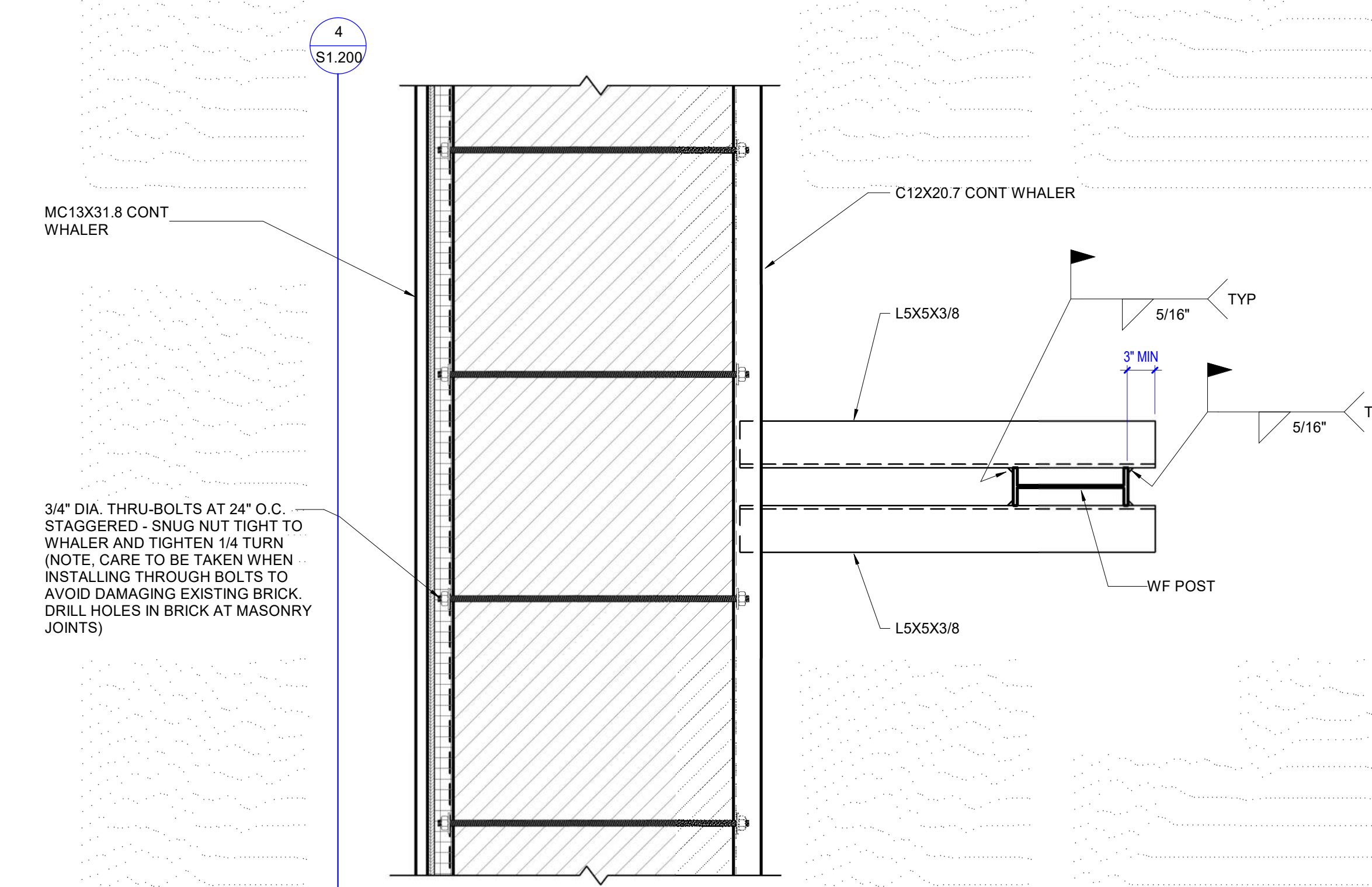
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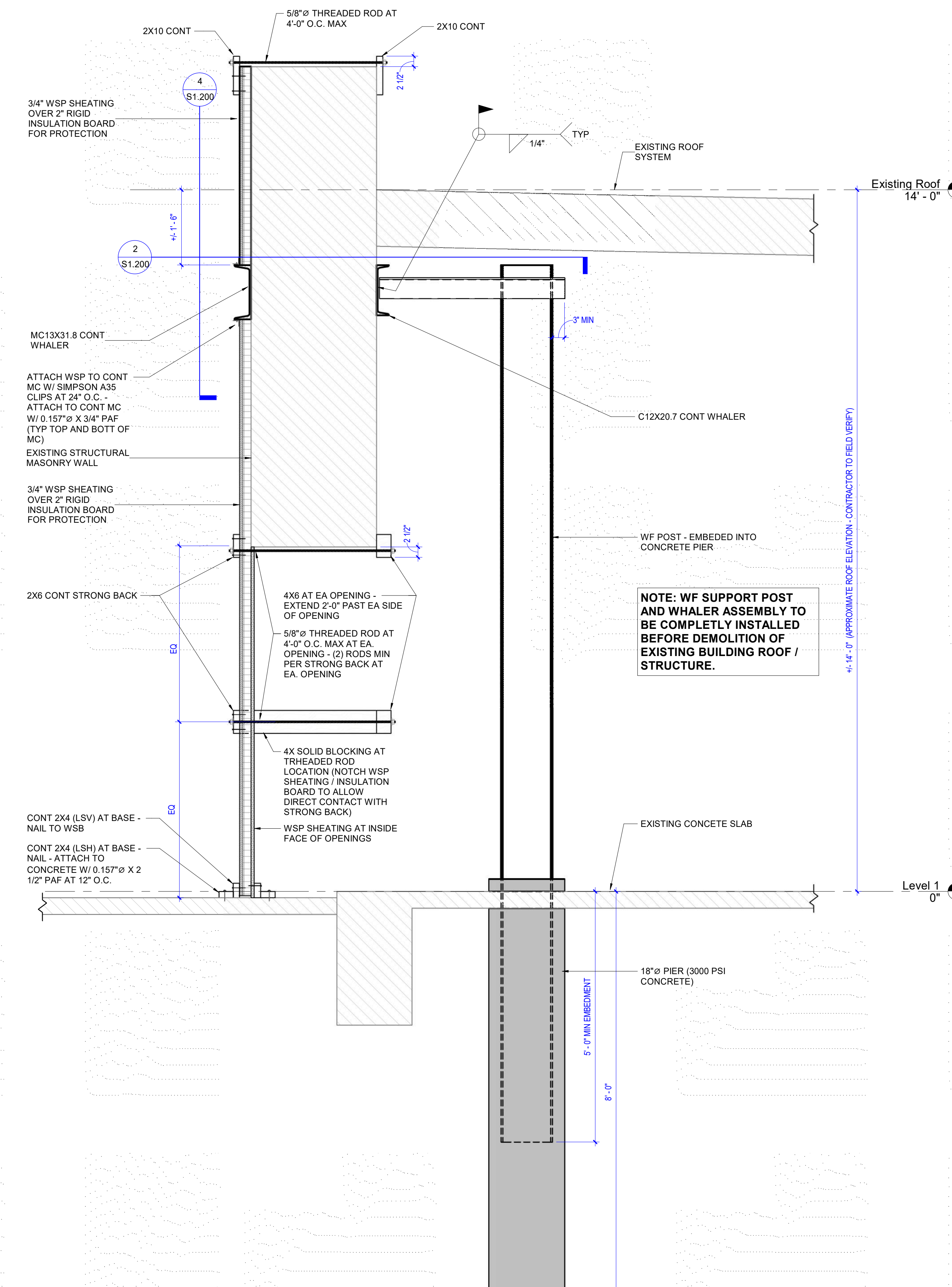
4 Thu-Bolt Pattern  
1" = 1'-0"



③ Section Between Shoring Post at Structural Masonry Wall  
3/4" = 1'-0"



2 Detail at Shoring Post Connection to Whaler  
1" = 1'-0"



1 Section at Shoring Post  
3/4" = 1'-0"



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4TH AND  
COLORADO

Project Number	22030
Date	Issue Date
Drawn By	Author
Checked By	Checker

Scale  $3/4" = 1'-0"$

